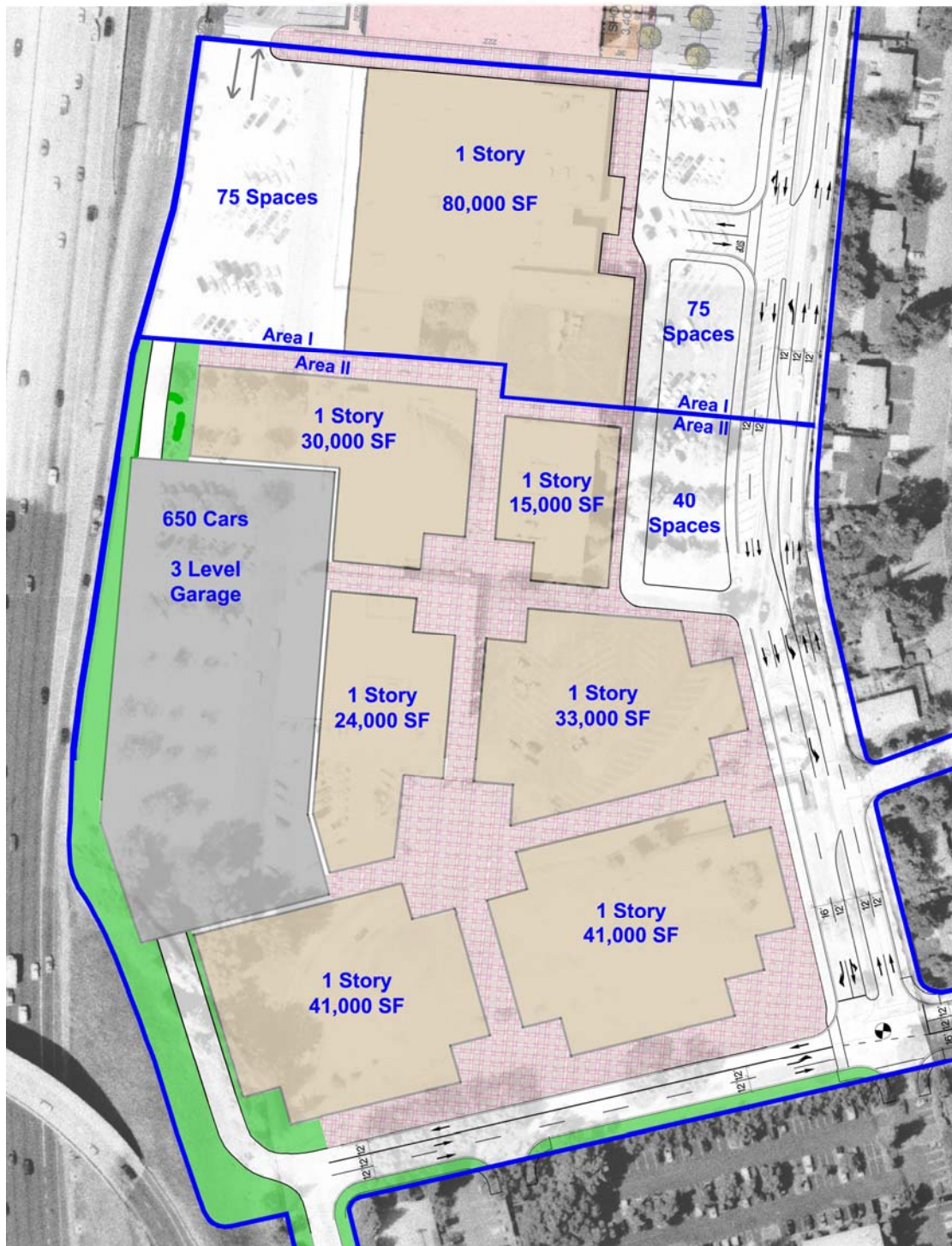


# CONTRA COSTA CENTER SPECIFIC PLAN

SCENARIO 2B • Independent Remodel Area I

(4.13.05)

• Integrated Development Areas II + III



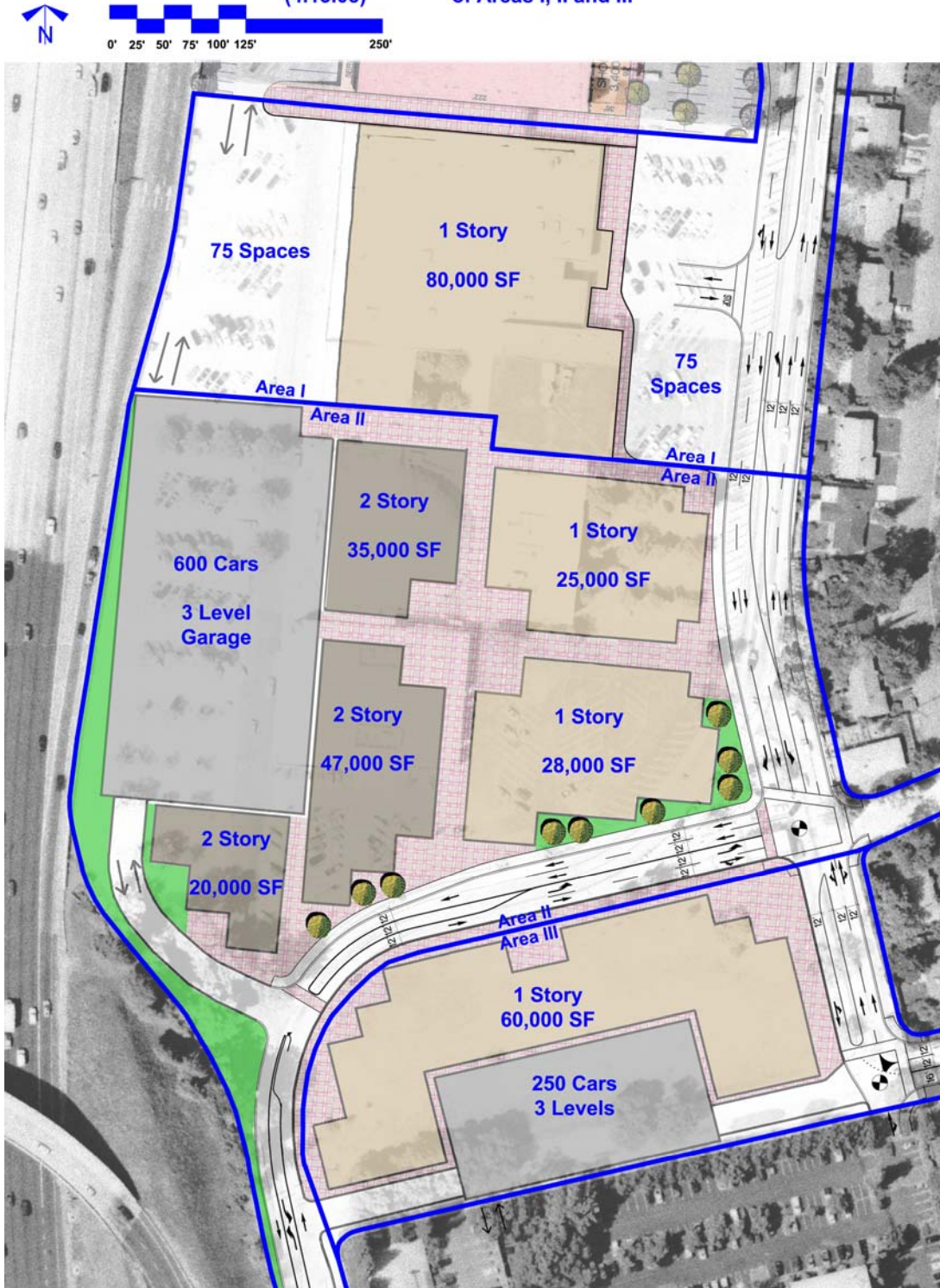
**SUMMARY:** 264,000 SF FAR 0.46 1 Story Buildings / 3 Level Garage

- Area I: 80,000 SF Total Retail (Single Story)
- Independent expansion/remodeling of 62,800 SF existing buildings, adding approx. 17,200SF
- 224 total spaces (150 on-site + credit of 20 from ICI/Crossroads + 54 temp. from Areas II/III)
- Areas II + III: 184,000 SF Total Retail (134,000 if Big Box is included)
- 690 Total Spaces, inc. 54 to support Area I. 650 spaces in 3-level garage + 40 surface spaces
- Full realignment of Buskirk Avenue
- Option for 214,000 SF Retail with Big Box use
- Parking garage built with Area II/III development
- Assumes funding contribution for 54 spaces from Area I development



# CONTRA COSTA CENTER SPECIFIC PLAN

SCENARIO 3B • Phased Separate Development / Remodel  
(4.13.05) of Areas I, II and III



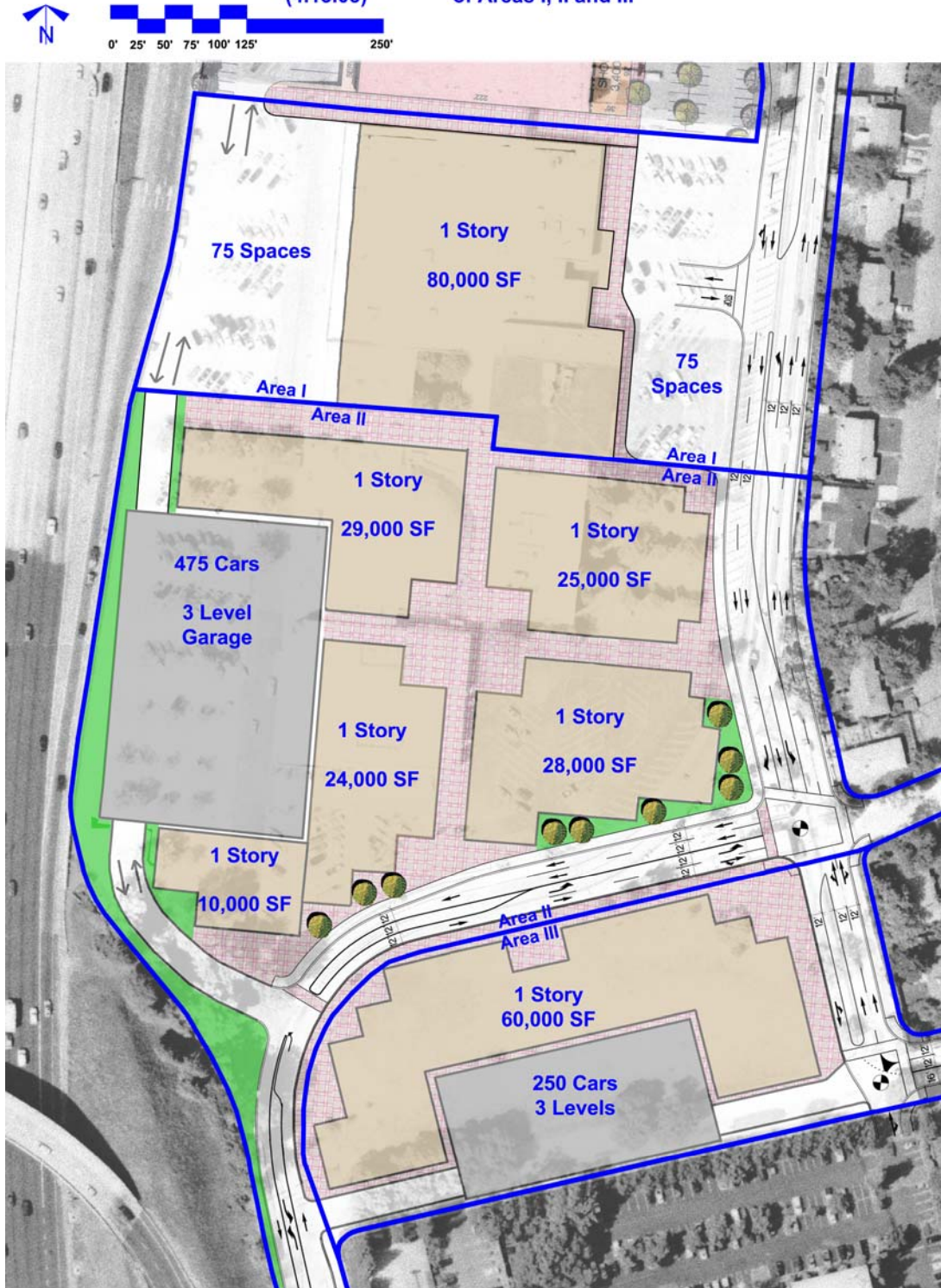
## SUMMARY: 295,000 SF Retail (FAR 0.53)

- Area I: 80,000 SF Total Retail (Single Story)
  - Independent expansion/remodeling of 62,800 SF existing buildings, adding approx. 17,200 SF
  - 224 total spaces (150 on-site + credit of 20 from ICI/Crossroads + 54 temp. from Area II)
- Area II: 155,000 SF Total Retail (1 and 2 Story)
  - Independent expansion / remodeling of 41,400 SF existing buildings
  - Parking garage with 600 spaces
- Area III: 60,000 SF Total Retail (Single Story)
  - Parking garage with 250 spaces
- Parking garages built separately with Area II and Area III developments



# CONTRA COSTA CENTER SPECIFIC PLAN

SCENARIO 3C • Phased Separate Development / Remodel  
(4.13.05) of Areas I, II and III



## SUMMARY: 256,000 SF Retail (FAR 0.46)

- Area I: 80,000 SF Total Retail (Single Story)
  - Independent expansion/remodeling of 62,800 SF existing buildings, adding approx. 17,200 SF
  - 224 total spaces (150 on-site + credit of 20 from ICI/Crossroads + 54 temp. from Area II)
- Area II: 116,000 SF Total Retail (Single Story)
  - Independent expansion / remodeling of 41,400 SF existing buildings
  - Parking garage with 475 spaces
- Area III: 60,000 SF Total Retail (Single Story)
  - Parking garage with 250 spaces
- Parking garages built separately with Area II and Area III developments



# CONTRA COSTA CENTER SPECIFIC PLAN

SCENARIO 3D • Phased Separate Development / Remodel  
(4.13.05) of Areas I, II and III



**SUMMARY:** 196,000 SF Retail (FAR 0.44) + 40 DU (14 DU/AC)

- Area I: 80,000 SF Total Retail (Single Story)
  - Independent expansion/remodeling of 62,800 SF existing buildings, adding approx. 17,200 SF
  - 224 total spaces (150 on-site + credit of 20 from ICI/Crossroads + 54 temp. from Area II)
- Area II: 116,000 SF Total Retail (Single Story)
  - Independent expansion / remodeling of 41,400 SF existing buildings
  - Parking garage with 475 spaces
- Area III: Residential Option
  - 40 Two-Story townhouse units; approx. 1800 SF with surface + garage parking
- Parking garage built with Area II development



# CONTRA COSTA CENTER SPECIFIC PLAN

SCENARIO 3E • Phased Separate Development / Remodel  
(4.13.05) of Areas I, II and III



**SUMMARY:** 196,000 SF Retail (FAR 0.44) + 60 DU (20 DU/AC)

- Area I: 80,000 SF Total Retail (Single Story)
  - Independent expansion/remodeling of 62,800 SF existing buildings, adding approx. 17,200 SF
  - 224 total spaces (150 on-site + credit of 20 from ICI/Crossroads + 54 temp. from Areas II/III)
- Area II: 116,000 SF Total Retail (Single Story)
  - Independent expansion / remodeling of 41,400 SF existing buildings
  - Parking garage with 475 spaces
- Area III: Residential Option
  - 60 Two-Story townhouse units; approx. 1600 SF with surface + garage parking
- Parking garage built with Area II development